

# Local Market Update – March 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Gardner

### Single-Family Properties

Key Metrics	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	23	10	- 56.5%	44	30	- 31.8%
Closed Sales	11	9	- 18.2%	30	31	+ 3.3%
Median Sales Price*	\$282,000	<b>\$381,000</b>	+ 35.1%	\$300,000	<b>\$310,000</b>	+ 3.3%
Inventory of Homes for Sale	21	11	- 47.6%	--	--	--
Months Supply of Inventory	1.1	0.7	- 36.4%	--	--	--
Cumulative Days on Market Until Sale	23	41	+ 78.3%	22	36	+ 63.6%
Percent of Original List Price Received*	103.3%	95.8%	- 7.3%	102.7%	97.3%	- 5.3%
New Listings	26	10	- 61.5%	54	33	- 38.9%

\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

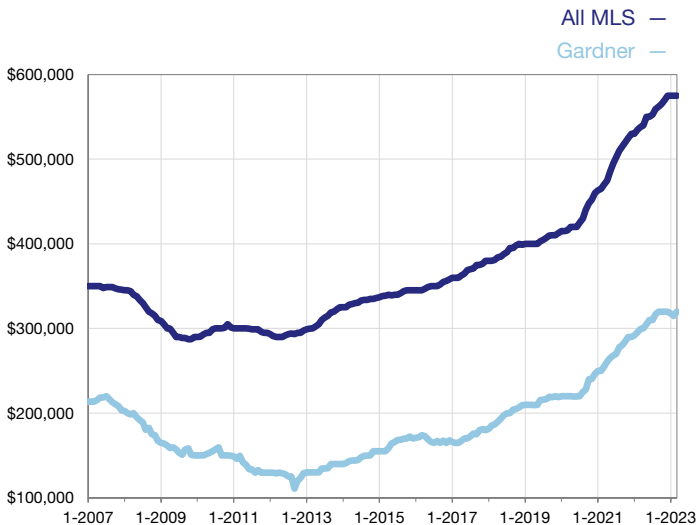
### Condominium Properties

Key Metrics	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	3	3	0.0%	4	6	+ 50.0%
Closed Sales	0	2	--	4	5	+ 25.0%
Median Sales Price*	\$0	<b>\$207,450</b>	--	\$153,500	<b>\$215,000</b>	+ 40.1%
Inventory of Homes for Sale	1	1	0.0%	--	--	--
Months Supply of Inventory	0.4	0.4	0.0%	--	--	--
Cumulative Days on Market Until Sale	0	19	--	25	15	- 40.0%
Percent of Original List Price Received*	0.0%	108.1%	--	95.3%	106.3%	+ 11.5%
New Listings	3	3	0.0%	5	8	+ 60.0%

\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation

